

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

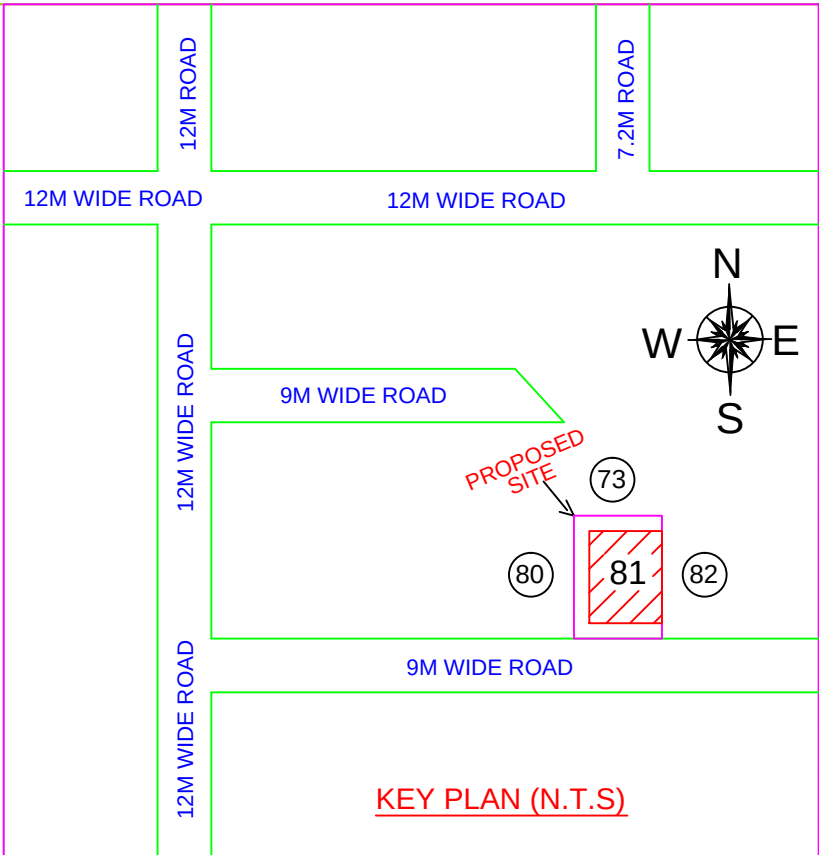
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING (G +2 FLOORS WITH TWO DWELLING UNITS) AT PLOT NO.81, "MANGALYA CITY" COMPRISED IN SURVEY NO. 101/4, PATTA NO. 1999 (AS PER PATTA NO. 3648, SURVEY NO.101/17) OF SORANCHERI 'A' VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT, POONAMALLEE PANCHAYAT UNION LIMIT.

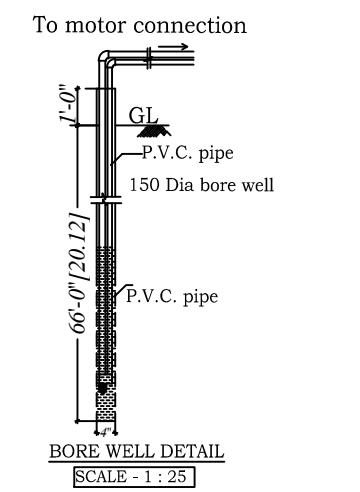
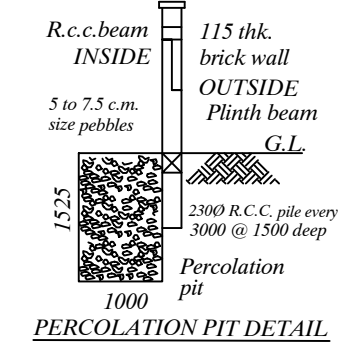
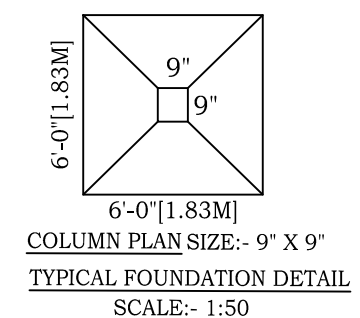
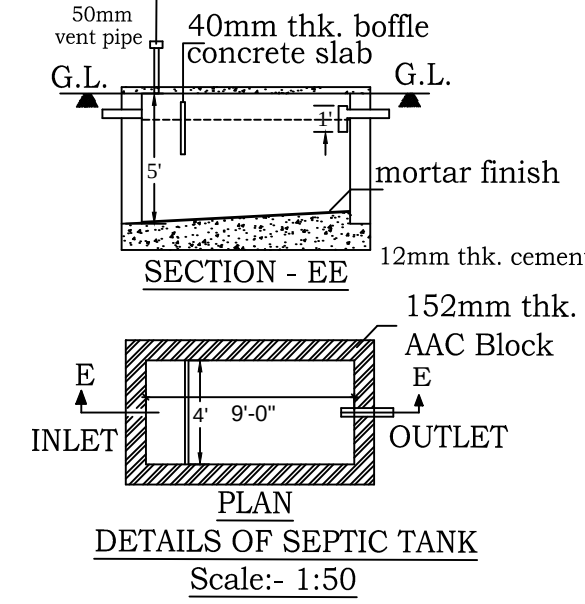
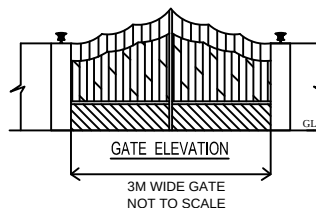
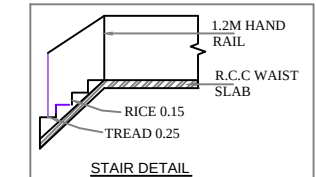
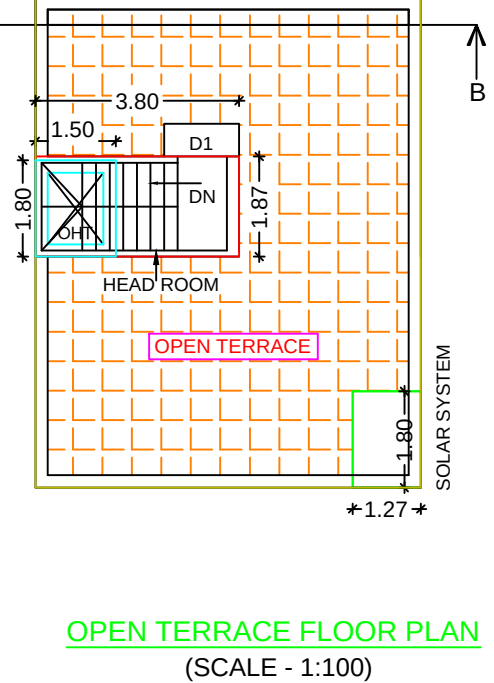
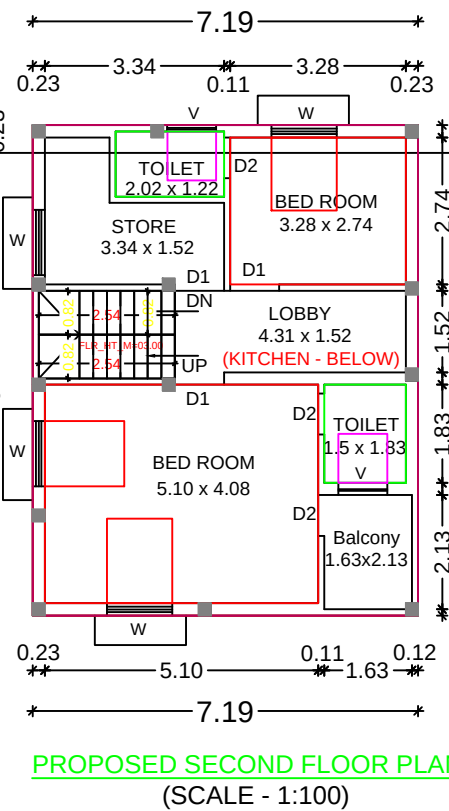
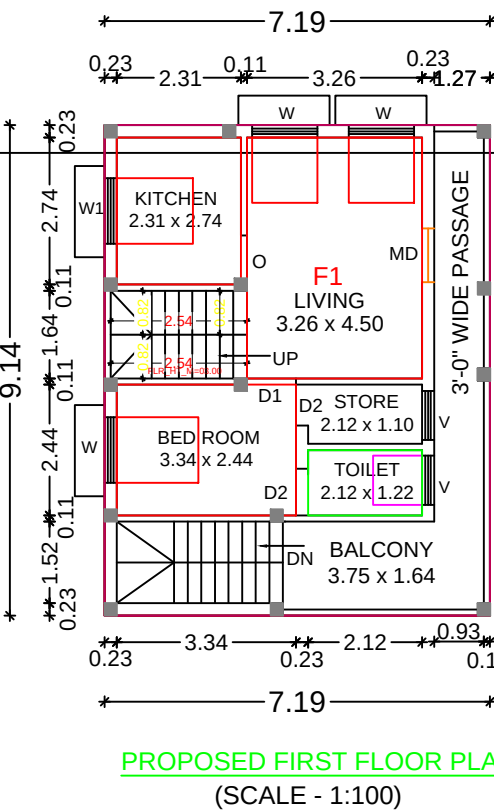
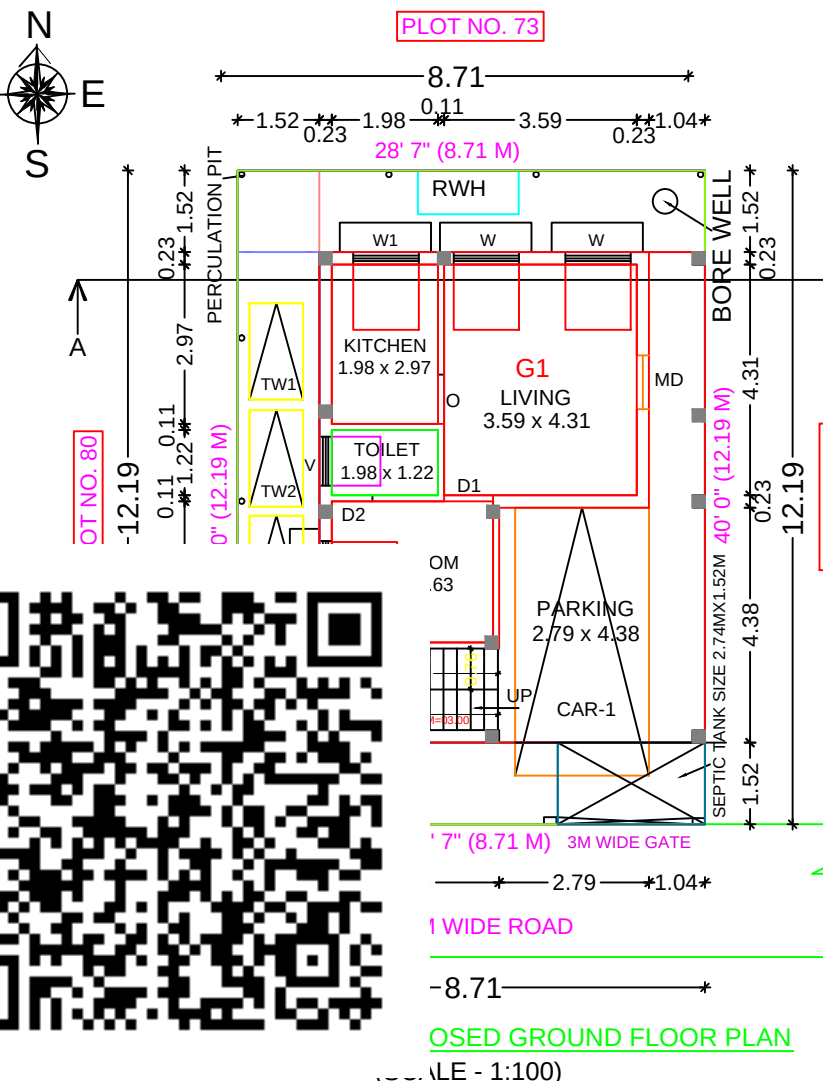
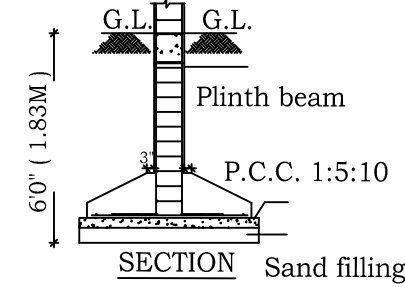
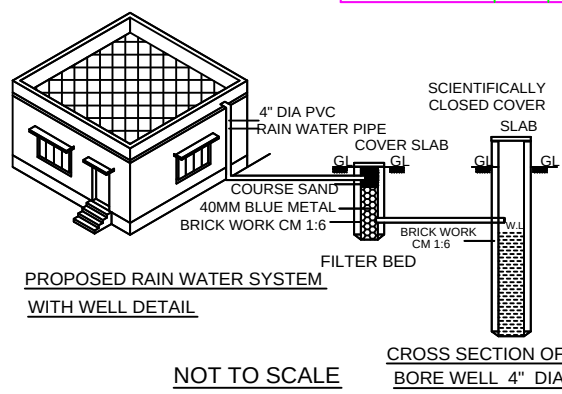
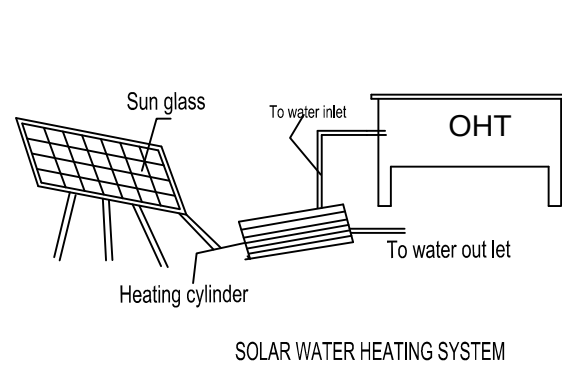
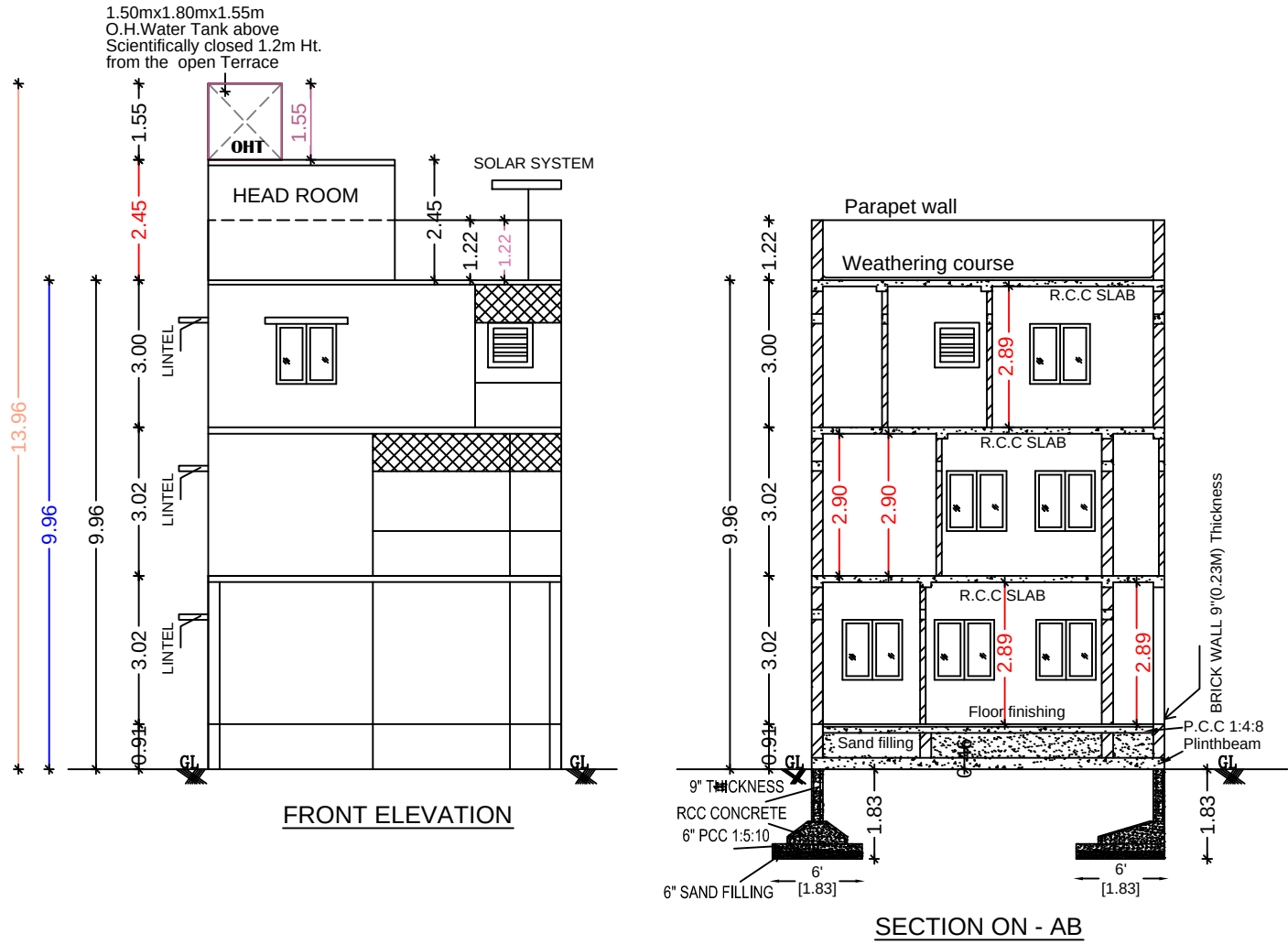
OWNERS NAME :- 1) Mr. G.SUNIL KUMAR, S/o. Mr.Gopala Krishnan & 2) Mrs. P.M.SANITHA, W/o. Mr. G.Sunil Kumar.

LAYOUT APPROVED By CMDA P.P.D / L.O.NO. 76/2024, Vide LETTER NO: LAYOUT-1/0398/2023, Planning Permit No. 15798, Dated-08.04.2024. Sorancheri Panchayat R.C.No.1244/2024/A3, Tamil Nadu Real Estate Regulatory Authority Registration No. TN/2/Layout/2401/2024 Dated 14.06.2024.



SPECIFICATION			
* Earth work for coulmn foundation			
* R.C.C column foundation.			
* R.C.C 1'0"x9" plinth beam.			
* Brick work basement height 3'0".			
* 7'0" Above R.C.C Lintel 6" tk.,			
* R.c.c roof slab with 12cm tk.,			
* Inner and outter plastering with cm1:3 mix 12mm tk.,			
* All wood work are in teak wood.			
* Flooring with P.C.C 1:4:8 mix 6" tk.,			
* Flooring finishing with Marble slab			
* Provision for electrical points.			
* Colour washing for walls one coat of white wash and two coat of colour wash.			
* Painting for wood work one coat of primar			

JOINERY DETAILS			
MAIN DOOR	-	3'6" X 7'0"	1.07 X 2.13
DOOR I	-	3'0" X 7'0"	0.91 X 2.13
DOOR II	-	2'6" X 7'0"	0.76 X 2.13
WINDOW	-	4'0" X 4'6"	1.22 X 1.37
WINDOW 1	-	4'0" X 3'0"	1.22 X 0.91
VENTILATOR	-	3'0" X 2'0"	0.91 X 0.61



ALL MEASUREMENTS ARE IN METER'S		
SCALE 1:100		
AREA STATEMENT	AREA in Sq.ft.	AREA in Sq.mtr.
PLOT EXTENT (As per Document)	1142.00	106.09
PLOT EXTENT (As per Patta)	1141.00	106.00
PRO GROUND FLOOR AREA	707.52	65.73
PRO FIRST FLOOR AREA	707.52	65.73
PRO SECOND FLOOR AREA	707.52	65.73
TOTAL FLOOR AREA	2122.56	197.19
PLOT COVERAGE	62%	
F.S.I.	1.86	
HEAD ROOM AREA - NON FSI	76.31	7.09
TOTAL CONSTRUCTION AREA	2198.87	204.28

(G.SUNIL KUMAR) (P.M.SANITHA)
SIGNATURE OF OWNERS

C.PACKIYASEELAN MOSES B.Tech
ENGINEERS GRADE II - RE
REGISTRATION NO.012/L/S/2022/00012
AVADI CITY MUNICIPAL CORPORATION
No.91, Main Road, Kamaraj Nagar
Mob : 94442 76315
REGISTERED ENGINEER

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

